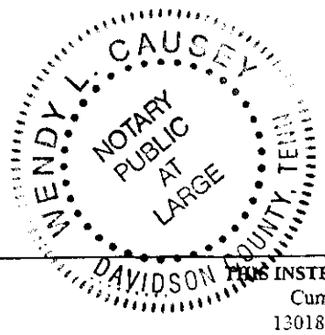
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2002.

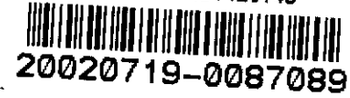
Notary Public

MY COMMISSION EXPIRES: 5-28-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 07/19/02 10:03 2pgs
Fees:13.00 Taxes:421.43



20020719-0087089

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda D. Stewart	Franklin American Mortgage Company	Map 53
(NAME) 1960 Waterford Drive	(NAME) 501 Corporate Centre Dr., Suite 400	Group 06-0-B
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Franklin Tennessee 37067	Parcel 63.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gary Brian Cooper and Wife, Tracey C. Cooper ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linda D. Stewart, A Single Person ,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 121 on the Plan of WATERFORD SUBDIVISION, PHASE THREE, as of record in Plat Book 7900, Page 707, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gary Brian Cooper and Wife, Tracey C. Cooper by deed from J & H Homebuilders, Inc. of record in Deed Book 8524, page 58, dated November 15, 1994, Register's Office for said County.

Being the same property conveyed to Gary Brian Cooper and Wife, Tracey C. Cooper by deed from J & H Homebuilders, Inc. of record in Deed Book 9524, page 58, Register's Office for said County.

RIGHT OF WAY Easement as shown of record in Deed Book 2024, Page 225, Register's Office for said County.

SEWER Easement as shown of record in Deed Book 1717, Page 30, Register's Office for said County.

JUL 16 '02 01:05PM CUMBERLAND TITLE P.2/3

Charter of Homeowner's Association as shown of record in Book 8711, Page 701, Register's Office for said County.

Plat sets out said property is subject to HOA.

CONVEYANCE OF COMMON AREAS to HOA of Record in Book 8715, page 590, Register's Office for said County.

Restrictive Covenants of record in Deed Book 8694, Page 216; Book 9309, page 847; Book 8699, page 462, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1960 Waterford Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 11th day of July, 2002.

X _____
Gary Brian Cooper

X _____
Tracey C. Cooper

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gary Brian Cooper and Wife, Tracey C. Cooper the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/11/2002

My Commission Expires: 5-28-2003

_____
Notary Public

File Number2206468
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

WENDY L. CAUSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.